

**MIDWAY WATER ADVISORY BOARD**  
**MONDAY, September 14, 2015**  
**MEETING MINUTES**

Minutes of the Midway Water Advisory Board meeting held September 14, 2015 at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

**Roll Call**

Irrigation Members: Steve Farrell, Grant Kohler and Brent Kelly. Midway City: Mayor/Chairman Colleen Bonner, Council Member Karl Dodge, Council Member Kenny VanWagoner, Michael Henke, City Planner, Jennifer Sweat, Water Board Secretary.

**General Consent Calendar**

Mayor Bonner asked for approval for the General Consent Calendar, with the corrections made to the September 14<sup>th</sup> Agenda to include Cosper Subdivision, which was accidentally left on when revised on September 11<sup>th</sup>, as well as the corrections on the agenda and minutes dates being approved.

**Motion: Council Member VanWagoner made a motion to approve the General Consent Calendar with corrections, Irrigation Member Grant Kohler 2<sup>nd</sup> the motion. It was carried unanimously.**

**Cecil Duvall – Café Apartment about Café Galleria – Low Income Housing**

1. Cecil Duvall the owner of Café Galleria would like to build a low income housing apartment for possibly his staff. He wanted to know before he went forward if he would need to turn in more water in order to do this.
2. Planner Henke stated that his big concern was parking, and that it would need to be looked at and most likely redone.
3. The board discussed how much more water he would need to turn in for the additional usage on the property for this use. But also he had added uses throughout the years, and the board had discussed reviewing the water usage, but never had. At one time Cecil thought that he had a leak, he didn't, then it was thought he had a bad meter, which was replaced, and the overages were still there because the water was being used.
4. The board asked if it would be possible to see how much water he was using, and continue this item to the next meeting? Secretary Sweat said that it would be possible to print out a usage report and bring it back to Water Board in October.
5. They discussed the amount of water that would need to be turned in and at the minimum he would need to turn in one (1) acre feet. They also discussed that he may possibly need to have a commercial meter.

**Motion: Council Member Van Wagoner made a recommendation to continue this item until the next Midway Water Advisory Board meeting on October 5, 2015, with the information regarding the usage on the property being provided. Council Member Dodge 2<sup>nd</sup> the motion. It was carried unanimously.**

**Cosper Subdivision – Determine water right requirements for one (1) lot subdivision located at W. Cari Lane.**

1. Paul Berg was present for applicant. He stated this was a one lot subdivision that was located at 519 West Cari Lane on 1.59 acres. This was originally done as an illegal subdivision, and the new owners are now going through the process to make it legal. They need a determination of what water they will need.
2. Planner Henke also reviewed property and stated that they had been to Planning Commission, and City Council, but because the meeting for Water Board was later in the month due to Labor Day, the item was continued at City Council until a recommendation could be given by the board.
3. The board discussed the property and it was determined that they would need to turn in 5.71 acre feet.

**Motion: Irrigation Member Grant Kohler made a recommendation to City Council that the Water Advisory Board had reviewed the subdivision and made the recommendation that they applicant turn in 5.71 acre feet of water for 519 West Cari Lane. Council Member Dodge 2<sup>nd</sup> the motion. It was carried unanimously.**

**Mike Jarvis – Regarding Property located at 87 East 100 South next to Launie H. Magnuson property and water requirements for .47 acre**

1. Planner Henke stated that property had not been sold, but that the potential buyer had contacted him to know about the water requirements. This is a property that has been broken off without going through the approval processes.
2. The board reviewed the location and determined that the property would need 1 ½ acre feet of water in order to build on this lot.

**Motion: Council Member Van Wagoner made the motion to recommend approval to the City council that 1 ½ acre feet of water would need to be turned in for this property if they decide to move forward with the property. Irrigation Member Kelly 2<sup>nd</sup> the motion. It was carried unanimously.**

**Discussion regarding extending the irrigation line on Johnson Mill Road**

Mayor Bonner stated that she had added this item to the agenda because as we are working on projects this is a way for us to work together and get recommendations from the Irrigation Company. She feels that it has been resolved, but she wanted to make sure we had it on record.

Midway Irrigation Company is going to buy the pipe and pay to install the line as well as connect it to the homes, they will put the line down the north side of the park in the ditch, and it will be covered, and that way it won't dig up the road. Mayor Bonner stated that the City would install the new culinary line and replace the road. This would take these customers off of the exchange program.

### **New/Old Business**

Kevin Payne and Kristine Meacham came in to discuss the water determination that City Council used since when they came to the Water Advisory Board, the property was going to remain in the County, and now the property is being annexed into the City and Kristine felt the determination wasn't correct. The board discussed what City Council had decided, and it was determined that they had come to the decision that 21 acre feet of water was to be turned in which would equal seven (7) shares would need to be turned in. If the council had gone by parcel they would have needed to turn in 7 ½ shares of water. It was decided that they were fine with the determination of the City Council.

Kristine asked how they go about turning in the shares. Secretary Jennifer Sweat stated that she could bring in the shares to her, and that she would contact Mike Kohler who would then exchange the shares from her name to Midway City. If there was more than seven (7) shares on the certificate then, Mike would issue a new certificate to Kristine.

The board discussed the water policy in the County, and possible changes to Midway City water policies.

Secretary Sweat had a question regarding the Water Share list, there are a few that have no names of who turned in the shares. Steve Farrell stated that she could get those from Mike Kohler, just to email him. Also there were several that didn't show what source it came from. It was because the irrigation company went to pressurized irrigation system, so it was no longer needed to know where to divert the water.

Co-Chairman Farrell presented the bill from Wasatch County for the pipe and road base that was done where Heber Valley Bank is now being built. It was the agreement that the city and irrigation company would pay ½ of the bill. However there is now some discussion that Heber Valley Bank should pay for it as they would have had to do that when they built the bank. Planner Henke stated he would discuss this with the bank, and report back to the board next month. Secretary Sweat stated she would keep the bill, and to let her know what needed to be done with it.

Mayor Bonner asked if there was any other business? There was no other discussion.

Irrigation Member Kohler moved for adjournment and Councilman Van Wagoner 2<sup>nd</sup> the motion. It was carried unanimously